

Rec. 16.004844 8/24/21
\$750.00 RB



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval - COMBINATION OF 3 EXISTING LOTS
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial/Industrial

3. No. of Parcels Proposed: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: A-X EXCLUSIVE AGRICULTURE

6. Current Owner of Property: SCOTT LESCH

Address: 5121 CURRY CT., FITCHBURG, WI 53711 Phone No: (608) 225-3255

7. Contact Person: ROBERT A. TALARCZYK, TALARCZYK LAND SURVEYS

Email: bob@talarczyk-surveys.com

Address: 517 2ND AVENUE, NEW GLARUS, WI 53574 Phone No: (608) 527-5216

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Robert A. Talarczyk

ROBERT A. TALARCZYK

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 8/24/21

Ordinance Section No. _____ Fee Paid: \$750

Permit Request No. CS-2402-21

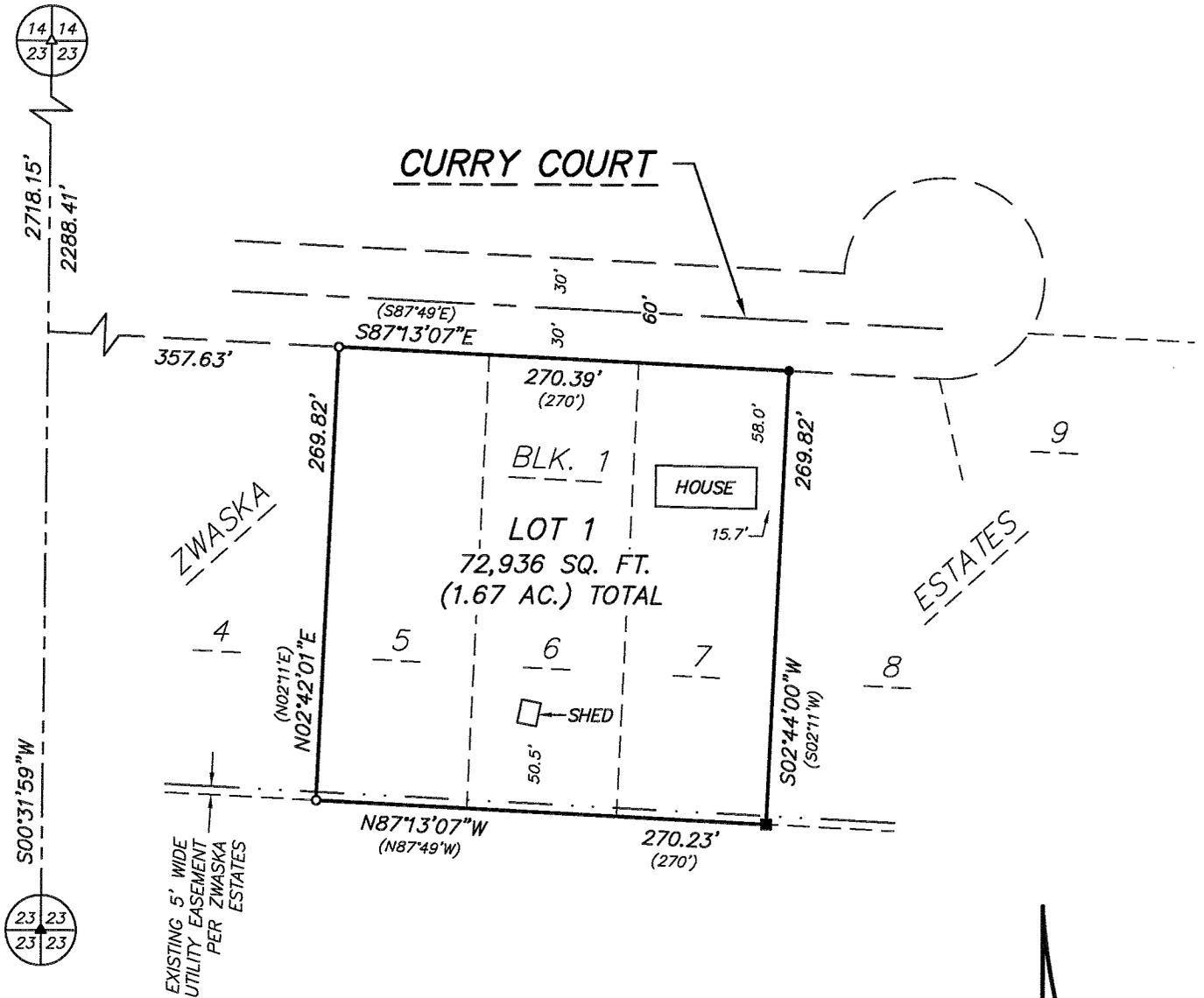
Rezone Legal Description – Scott Lesch Certified Survey Map

Lots 5, 6, & 7 of Block 1 of Zwaska Estates, being part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence $S00^{\circ}31'59''W$ along the West line of the Northeast 1/4 of Section 23, 2288.41'; thence $S87^{\circ}13'07''E$, 357.63' to the Northwest corner of said Lot 5 and the point of beginning; thence $S87^{\circ}13'07''E$ along the South line of Curry Court, 270.39' to the Northeast corner of said Lot 7; thence $S02^{\circ}44'00''W$, 269.82' to the Southeast corner of said Lot 7; thence $N87^{\circ}13'07''W$, 270.23' to the Southwest corner of said Lot 5; thence $N02^{\circ}42'01''E$, 269.82' to the point of beginning; subject to any and all easements of record.

CERTIFIED SURVEY MAP NO. _____

Lots 5, 6, & 7 of Block 1 of Zwaska Estates, being part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



WISCONSIN
 ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WI.
 LAND SURVEYOR
Robert A. Talarczyk
 08/02/21

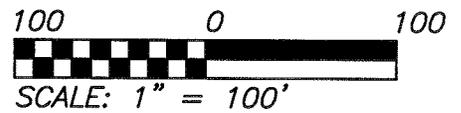


LEGEND:

PK nail found

Survey spike found

- 1" pinched iron pipe found
- Iron pipe found disturbed. Reset 1" x 24" i.d. iron pipe, weighing 1.13 lbs per lineal foot
- 1" solid round iron rod found



JOB NO. 21112
 POINTS 21112
 DRWG. 21112_1
 DRAWN BY JMB

TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

Lots 5, 6, & 7 of Block 1 of Zwaska Estates, being part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°31'59"W along the West line of the Northeast 1/4 of Section 23, 2288.41'; thence S87°13'07"E, 357.63' to the Northwest corner of said Lot 5 and the point of beginning; thence S87°13'07"E along the South line of Curry Court, 270.39' to the Northeast corner of said Lot 7; thence S02°44'00"W, 269.82' to the Southeast corner of said Lot 7; thence N87°13'07"W, 270.23' to the Southwest corner of said Lot 5; thence N02°42'01"E, 269.82' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes and the subdivision regulations of the City of Fitchburg and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

August 2, 2021



Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

CITY OF FITCHBURG APPROVAL: This Certified Survey Map has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date

Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____.M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Northeast 1/4 line of Section 23 bears S00°31'59"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) This survey was prepared to facilitate the combination of separate parcels of common ownership.

PREPARED FOR:
Scott Lesch
5121 Curry Ct.
Fitchburg, WI 53711
(608) 225-3255

JOB NO. 21112
POINTS 21112
DRWG. 21112_1
DRAWN BY JMB

 **TALARCZYK**
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New Glarus, WI 53574
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